CHAPTER 5
Alternatives

5.1 Introduction

This chapter addresses alternatives to the proposed project and the non-clustered scenario, and describes the rationale for including them in the Draft EIR. The chapter also discusses the environmental impacts associated with each alternative and compares the relative impacts of each alternative to those of the proposed project and the non-clustered scenario.

5.1.1 Purpose and Scope

CEQA requires that an EIR compare the effects of a "reasonable range of alternatives" to the effects of a project. The alternatives selected for comparison should be those that would attain most of the basic project objectives and avoid or substantially lessen one or more significant effects of the project (*CEQA Guidelines* Section 15126.6). An EIR must consider a reasonable range of potentially feasible alternatives (*CEQA Guidelines* Section 15126.6(a)). The "range of alternatives" is governed by the "rule of reason," which requires the EIR to set forth only those alternatives necessary to permit an informed and reasoned choice by the lead agency and to foster meaningful public participation (*CEQA Guidelines* Section 15126.6(f)). CEQA generally defines "feasible" to mean an alternative that is capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, technological, and legal factors and other considerations (*CEQA Guidelines* Sections 15091(a)(3), 15364).

The alternatives addressed in this Draft EIR were selected in consideration of one or more of the following factors:

- The extent to which the alternative could avoid or substantially lessen any of the identified significant environmental effects of the proposed project;
- The extent to which the alternative could accomplish basic objectives of the proposed project;
- The potential feasibility of the alternative;
- The appropriateness of the alternative in contributing to a " range" of alternatives that would allow an informed comparison of relative advantages and disadvantages of the proposed project and potential alternatives to it; and

- The requirement of the *CEQA Guidelines* to consider a "no project" alternative; and to identify an "environmentally superior" alternative in addition to the no project alternative (Section 15126.6(e)).

5.1.2 Significant Environmental Effects

As noted in Chapter 6.0, *Impacts Found Not to be Significant*, a number of resource areas relating to agriculture and forestry resources, air quality (odors), geology and soils (use of septic tanks), hazards and hazardous materials (transport, accidental release of hazards, hazardous emissions, and airport related hazards), hydrology and water quality (100-year flood, flooding due to levee or dam failure, and inundation by seiche, tsunami or mudflow), land use (divide established community), mineral resources, noise (due to location near airport), population and housing (displace existing housing), and transportation/traffic (changes in air traffic patterns, parking and alternative transportation) were determined to have no impact or a less than significant impact without mitigation. Therefore, these topics were not considered when developing alternatives to the proposed project and the non-clustered scenario.

All other potentially significant impacts of the proposed project or non-clustered scenario can be mitigated to less than significant level with the exception of the significant impacts described in Chapter 4.0. The significant impacts of the proposed project and the non-clustered scenario include the following:

Proposed Project

- Air quality – construction activities
- Traffic – impacts would be mitigated to less than significant; however, as the lead agency does not have jurisdiction over proposed improvements (the adversely affected intersections are located in the City of Lake Forest), mitigation to a level that is less than significant cannot be guaranteed.

Non-Clustered Scenario

- Air quality – construction activities
- Traffic – impacts would be mitigated to less than significant; however, as the lead agency does not have jurisdiction over proposed improvements (the adversely affected intersections are located in the City of Lake Forest), mitigation to a level that is less than significant cannot be guaranteed.

For each alternative, this chapter includes: (1) a description of the alternative; (2) analysis of the impact of the alternative as compared to the proposed project and the non-clustered scenario; (3) identification of impacts of the proposed project or non-clustered scenario that would be avoided or lessened by the alternative; (4) an assessment of whether the alternative would meet most of the project objectives; and (5) an evaluation of the comparative merits of the alternative and the proposed project or the non-clustered scenario. Per *CEQA Guidelines* Section 15126.6(d),

additional significant effects of the alternatives are discussed in less detail than the significant effects of the project as proposed (or the non-clustered scenario).

5.2 Project Objectives

As described in Section 2.4, *Project Objectives*, of this Draft EIR, project objectives have been established, which serve as a basis for comparing the alternatives, and for the evaluation of associated environmental impacts. The following objectives are applicable to both the proposed project and the non-clustered scenario:

1. To develop a residential community that is consistent with the goals of the F/TSP.
2. To incorporate advances in environmental planning, including biology and hydrology that have occurred since adoption of the F/TSP.
3. To provide for development at the density allowed by the F/TSP in a manner that maximizes protection of significant biological resources.
4. To mitigate impacted resources through on-site and/or off-site mitigation measures to the satisfaction of the County of Orange, and federal and state agencies with authority to issue permits and other approvals for the project.
5. To implement a mitigation program for biological impacts designed to achieve long-term success and biological viability.
6. To respond to regulatory changes and changes in regulatory review authority that have occurred since the adoption of the F/TSP.
7. To implement a residential development that is not only compatible with but also complementary to the development that characterizes the area.
8. To build a residential project that incorporates and implements a fire-safe design which protects the proposed homes and future residents from wildland fire.

5.3 Alternatives Considered But Rejected

An EIR must briefly describe the rationale for selection and rejection of alternatives. The lead agency may make an initial determination as to which alternatives are potentially feasible and, therefore, merit in-depth consideration, and which are infeasible and need not be considered further. Alternatives that are remote or speculative, or the effects of which cannot be reasonably predicted, need not be considered (*CEQA Guidelines* Section 15126.6(f), (f)(3)). This section identifies alternatives considered by the lead agency, but rejected as infeasible and provides a brief explanation of the reasons for their exclusion. As noted above, alternatives may be eliminated from detailed consideration in the EIR if they fail to meet most of the project objectives, are infeasible, or do not avoid any significant environmental effects.

An alternative to sell the project site for conservation purposes was considered by not evaluated, because it would not meet any of the project objectives. In addition, impacts from this type of

alternative would likely be similar to those discussed below for Alternative 1 – No Project/No Build Alternative.

5.4 Alternatives Selected for Further Analysis

Four alternatives to the proposed project and non-clustered scenario have been identified for further analysis as representing a reasonable range of alternatives that attain most of the objectives of the project, may avoid or substantially lessen any of the significant effects of the proposed project or non-clustered scenario, and are feasible from a development perspective. These alternatives have been developed based on the criteria identified in Section 5.1.1.

The following alternatives are analyzed in detail below:

- **Alternative 1 - No Project/No Build Alternative:** under this alternative, no development would occur on the project site, and it would remain in its current condition.
- **Alternative 2 - Reduced Project:** under this alternative, a reduction in the number of units would be built (28 residential units) and the northeastern portion of the site would remain as open space, with 66 percent of the site being offered for dedication to the County of Orange.
- **Alternative 3 - Alternative Site/Density Transfer:** under this alternative, an alternative site identified as Sky Ranch would be developed with approximately 113 residential units (48 units from the Sky Ranch site in addition to 65 units from the Saddle Crest site).
- **Alternative 4 - Alternative Use:** under this alternative, a different use (allowed under the F/TSP with a Conditional Use Permit), such as a church or religious facility would be developed on the project site.

Descriptions of each alternative and its associated impacts are provided below. **Table 5.1** (located at the end of this chapter) provides a side-by-side comparison of the potential impacts of the alternatives to the impacts of the proposed project and non-clustered scenario. **Table 5.2** (also located at the end of this chapter) provides a summary of each alternative's ability to meet the proposed project or non-clustered scenario objectives.

It should be noted that the non-clustered scenario has been analyzed throughout this EIR to provide an evaluation of the impacts that would occur if the site were developed consistent with the existing F/TSP. The non-clustered scenario thus illustrates another alternative that would be available for developing the property.

Under *CEQA Guidelines* Section 15126.6(e)(2), and EIR's "no project" analysis should discuss both existing conditions (a no project/no build alternative) as well as what would reasonably be expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure. The non-clustered scenario is consistent with current land use plans and available physical infrastructure, and, therefore, this scenario is representative of the development that was anticipated to occur on the site at the time the F/TSP was adopted. However, as explained in Sections 3.9, *Land Use*, and 3.14, *Transportation/Traffic*,

of this Draft EIR, General Plan policies relating to traffic on Santiago Canyon Road has prevented development from being approved as envisioned by the F/TSP, and in the absence of an amendment to the General Plan's policy relating to the methodology for measuring level of service on Santiago Canyon Road, further development that would result in increased traffic cannot be approved within the F/TSP area. Therefore, the "no project/no build" alternative is representative of what would reasonably be expected to occur if the existing General Plan policy remains in place.

Alternative 1: No Project/No Build

Section 15126.6(e) of the *CEQA Guidelines* requires analysis of the No Project Alternative. The no project alternative analysis must discuss the existing conditions at the time the NOP is published and consider conditions that would be reasonably expected to occur in the foreseeable future if the project were not approved based on current plans and consistent with available infrastructure and community services. The No Project Alternative (Alternative 1) applies to the following scenarios:

(1) When the project is a revision of an existing land use or regulatory plan, policy, or ongoing operation, the "no project" alternative is the continuation of the existing plan, policy, or operation into the future; or

(2) If the project is other than a land use or regulatory plan, for example a development project on identifiable property, the "no project" alternative is the circumstance under which the project does not proceed.

As the project is a development project on identified property, the no project alternative means "no build" wherein the existing environmental setting is maintained and no development occurs. Under the Alternative 1, the existing land uses would continue to operate consistent with available infrastructure and community services. Under Alternative 1, neither the proposed project nor the non-clustered scenario would be developed and the approximately 113.7-acre site would continue in its current state as vacant land that is intermittently used for grazing. In addition, Alternative 1 would retain the existing General Plan requirements for level of service and traffic methodology on Santiago Canyon Road.

Environmental Impacts

Aesthetics – Alternative 1

Proposed Project

Unlike the proposed project, Alternative 1 would avoid impacts on aesthetic resources. Alternative 1 would maintain existing views, would not change the existing visual character of the project site and would not introduce new sources of nighttime light and glare to the project site. Therefore, Alternative 1 would result in no impacts associated with aesthetic resources, and impacts would be reduced as compared to the proposed project.

Non-Clustered Scenario

Alternative 1 would avoid impacts to scenic resources and would not introduce new sources of light and glare to the project site. Therefore, Alternative 1 would result in no impacts associated with aesthetic resources, and impacts would be reduced as compared to the non-clustered scenario.

Air Quality – Alternative 1

Proposed Project

Under Alternative 1, no construction would occur and the increase in regional and localized emissions would not occur. Alternative 1 would result in no air quality impacts and would avoid the significant construction impacts associated with the proposed project.

Non-Clustered Scenario

Under Alternative 1, no construction would occur and the increase in regional and localized emissions would not occur. Alternative 1 would result in no air quality impacts and the significant construction impacts associated with the non-clustered scenario would not occur.

Biological Resources – Alternative 1

Proposed Project

Under Alternative 1, no residential units would be constructed and all impacts related to biological resources would be avoided.

Non-Clustered Scenario

Under Alternative 1, no residential units would be constructed and all impacts related to biological resources would be avoided.

Cultural Resources – Alternative 1

Proposed Project

Implementation of Alternative 1 would not result in excavation or grading and, therefore, would have no impact on unidentified archaeological or paleontological resources. No impacts with regard to cultural resources would occur.

Non-Clustered Scenario

Implementation of Alternative 1 would avoid excavation and grading and therefore, would have no impact on unidentified archaeological or paleontological resources. No impacts with regard to cultural resources would occur.

Geology and Soils – Alternative 1

Proposed Project

Under Alternative 1, the site would not be developed and the potential impacts associated with geology and soils impacts would not occur.

Non-Clustered Scenario

Under, Alternative 1, geology and soils impacts associated with the non-clustered scenario would not occur.

Greenhouse Gas Emissions – Alternative 1

Proposed Project

Under Alternative 1, the project site would not be developed and no impacts from GHG emissions would occur.

Non-Clustered Scenario

Under Alternative 1, the project site would not be developed and no impacts from GHG emissions would occur.

Hazards and Hazardous Materials – Alternative 1

Proposed Project

Implementation of Alternative 1 would not expose additional population or structures into an area that is at risk for wildfires. No impacts with regard to hazards or hazardous materials would occur.

Non-Clustered Scenario

Implementation of Alternative 1 would not expose additional population or structures into an area that is at risk for wildfires. No impacts with regard to hazards or hazardous materials would occur.

Hydrology and Water Quality – Alternative 1

Proposed Project

Under Alternative 1, there would be no increase of impervious surfaces and no change to the natural drainage patterns of the site. No improvements would be required to water quality treatment. No impacts to hydrology or water quality would occur.

Non-Clustered Scenario

Under Alternative 1, there would be no increase of impervious surfaces and no change to the natural drainage patterns of the site. No improvements would be required to water quality treatment. No impacts to hydrology or water quality would occur.

Land Use and Planning – Alternative 1

Proposed Project

Alternative 1 would not include development or an amendment to the F/TSP or General Plan. Under Alternative 1 impacts associated with land use would not occur, because no land changes would occur and no amendments would be required.

Non-Clustered Scenario

Alternative 1 would not include development or an amendment to the General Plan. Under Alternative 1 impacts associated with land use would not occur, because no land changes would occur and no amendments would be required.

Noise – Alternative 1

Proposed Project

Alternative 1 would not include any new noise sources at the project site, and, therefore, would not generate any construction or operational noise. Thus, under Alternative 1, noise impacts would not occur.

Non-Clustered Scenario

Alternative 1 would not include any new noise sources at the project site, and, therefore, would not generate any construction or operational noise. Thus, under Alternative 1, noise impacts would not occur.

Population and Housing – Alternative 1

Proposed Project

Alternative 1 would not include new housing and no increase in population would occur. Thus, under Alternative 1, population and housing impacts would not occur. However, implementation of Alternative 1 would not contribute to the County's RHNA housing needs.

Non-Clustered Scenario

Alternative 1 would not include new housing and no increase in population would occur. Thus, under Alternative 1, population and housing impacts would not occur. However, implementation of Alternative 1 would not contribute to the County's RHNA housing needs.

Public Services – Alternative 1

Proposed Project

Alternative 1 would not result in any additional population at the project site, and therefore would not result in an increased demand on existing fire protection, police protection, public schools, libraries, or hospitals. Under Alternative 1, no impacts on public services would occur.

Non-Clustered Scenario

Alternative 1 would not result in any additional population at the project site, and therefore would not result in an increased demand on existing fire protection, police protection, public schools, libraries, or hospitals. Under Alternative 1, no impacts on public services would occur.

Recreation – Alternative 1

Proposed Project

Alternative 1 would not result in an increased population and would not increase the use of existing park and recreation facilities. Thus, under Alternative 1, recreational impacts would not occur.

Non-Clustered Scenario

Alternative 1 would not result in an increased population and would not increase the use of existing park and recreation facilities. Thus, under Alternative 1, recreational impacts would not occur.

Transportation/Traffic – Alternative 1

Proposed Project

Under Alternative 1, the project site would not be developed, and therefore, no increase in traffic loads on area streets would occur. No intersections would be impacted. However, as discussed in Section 3.14, *Transportation and Traffic*, of this Draft EIR, the F/TSP contains specific requirements for analyzing traffic on Santiago Canyon Road and indicates that the HCM methodology for rural two-lane highways shall be used. An evaluation of existing conditions along Santiago Canyon Road based upon the HCM's methodology yields a calculated LOS D, which does not comply with the County LOS policy, and is not reflective of observed current operating conditions (determined on the basis of travel time runs). Further, because the HCM methodology does not reflect actual operating conditions of Santiago Canyon Road, an alternative analysis methodology has been included as part of the proposed project in order to analyze potential impacts to Santiago Canyon Road in a manner similar to other jurisdictions throughout the County, and be reflective of the actual physical capacity of the roadway. Under Alternative 1, the amendment to the methodology would not be included, and traffic growth anticipated on Santiago Canyon Road (as allowed under the F/TSP) would not be accommodated. Since implementation of Alternative 1 would not result in additional development and increased traffic on local roadways, no impacts would occur; although, issues with the required HCM methodology and current Santiago Canyon Road LOS would continue to exist under this alternative.

Non-Clustered Scenario

Under Alternative 1, the project site would not be developed and therefore no increased traffic loads on area streets would occur. No intersections would be impacted. However, as discussed above, issues with the HCM methodology and General Plan LOS requirements would continue to exist under this alternative.

Utilities and Service Systems – Alternative 1

Proposed Project

Under Alternative 1, the project site would not be developed and no increase demand for water, wastewater, or solid waste services would occur. Thus, under Alternative 1, impacts to utilities and service systems would not occur.

Non-Clustered Scenario

Under Alternative 1, the project site would not be developed and no increase demand for water or wastewater, or solid waste services would occur. Thus, under Alternative 1, impacts to utilities and service systems would not occur.

Conclusion – Alternative 1

Avoid or Substantially Lessen Impacts

Proposed Project

This alternative would avoid all of the environmental impacts associated with the proposed project. In addition, Alternative 1 would avoid the remaining significant impacts including: air quality impacts associated with construction activities, and traffic impacts on area intersections.

Non-Clustered Scenario

This alternative would avoid all of the environmental impacts associated with the non-clustered scenario. In addition, Alternative 1 would avoid the remaining significant impacts including: air quality impacts associated with construction activities, and traffic impacts on area intersections.

Attainment of Project Objectives

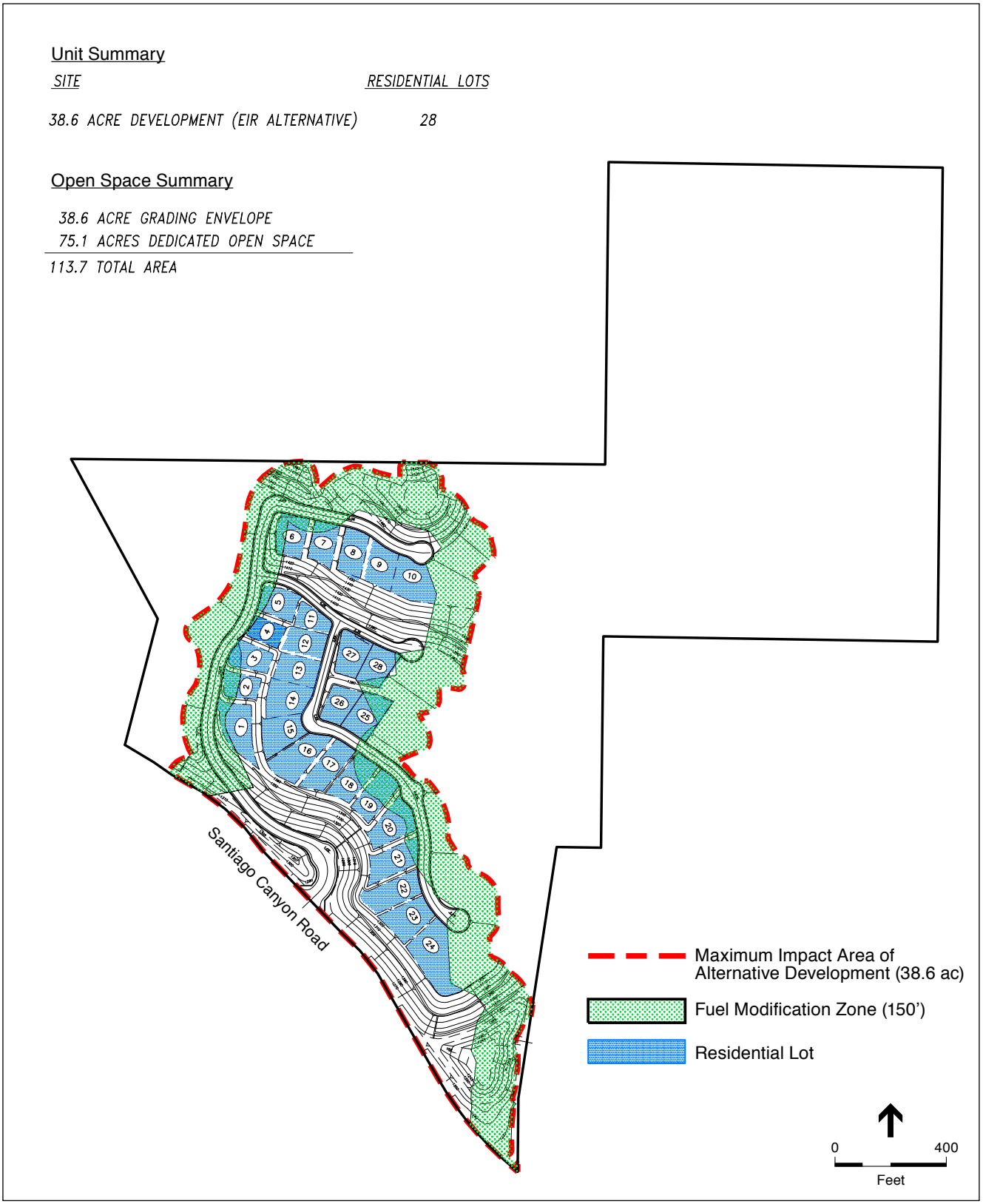
Alternative 1 would not attain any of the project objectives.

Comparative Merits

While this alternative would avoid all of the environmental effects of the proposed project and non-clustered scenario, including short-term (construction) air quality impacts, and traffic impacts; this alternative would not achieve any of the objectives established for the project. In addition, Under Alternative 1, traffic growth anticipated on Santiago Canyon Road (as allowed under the F/TSP) would not be accommodated (due to the restrictions of the HCM methodology and LOS policy).

Alternative 2: Reduced Project

Under Alternative 2, the project site would be developed with 28 residential units, as compared to the 65 associated under the proposed project or non-clustered scenario. As shown on **Figure 5.1**, the layout of the site would be similar to that of the proposed project, with development clustered along Santiago Canyon Road. Approximately 38.6 acres of the project site would be developed.



SOURCE: Hunsaker & Associates, 2012.

Saddle Crest Homes . 211454

Figure 5.1

Alternative 2: Reduced Density Alternative

Similar to the proposed project, under Alternative 2 a portion of the site would be dedicated to the County for open space purposes (approximately 66 percent of the site). It should be noted that the estimated dedicated open space area under this alternative does not include any fuel modification, water quality treatment, revegetated slopes or graded areas within the development envelope. Similar to the proposed project, Alternative 2 would require amendments to the F/TSP and the General Plan. Construction activities would be similar to that described for the proposed project, except that the amount of grading and infrastructure would be reduced. Estimated raw earthwork quantities for Alternative 2 would be approximately 700,000 cubic yards of material that would be balanced on-site. This does not include potential remedial grading that may be required.

Similar to the proposed project, Alternative 2 would include a reservoir and pump station to provide water service, and sewer service would be provided via gravity sewer and connection to the existing sewer main in Santiago Canyon Road.

Environmental Impacts

Aesthetics – Alternative 2

Proposed Project

Similar to the proposed project, Alternative 2 would result in impacts on aesthetic resources. Alternative 2 would change existing views, alter the existing visual character of the project site and introduce new sources of nighttime light and glare to the project site. As shown in Figure 5.1, although this alternative would result in fewer residential units, those units would be clustered along Santiago Canyon Road. Therefore, Alternative 2 would result in impacts to aesthetic resources similar to those of the proposed project.

Non-Clustered Scenario

Similar to the non-clustered scenario, Alternative 2 would result in impacts on aesthetic resources including: changing existing views, altering the existing visual character of the project site and introducing new sources of nighttime light and glare to the project site. As shown in Figure 5.1, although this alternative would result in fewer residential units, those units would be clustered along Santiago Canyon Road. Therefore, Alternative 2 would result in reduced impacts to aesthetic resources, compared to those of the non-clustered scenario, as more of the project site would be undeveloped.

Air Quality – Alternative 2

Proposed Project

Under Alternative 2, although the amount of raw earthwork quantities would be reduced (from 1.1 million cubic yards under the proposed project to approximately 700,000 cubic yards for Alternative 2), this does not include remedial grading that may be required with this alternative. Therefore, the short-term construction related emissions would still exceed established thresholds and would result in a significant impact. Operational impacts would be less than those associated with the proposed project and less than significant, due to the reduced number of residential units

and associated vehicle trips. Alternative 2 would result in fewer air quality impacts overall; however, it would not avoid the significant construction impacts associated with the proposed project.

Non-Clustered Scenario

Under Alternative 2, the amount of raw earthwork quantities would be greater due to clustering the development near Santiago Canyon Road (from approximately 242,200 cubic yards under the non-clustered scenario to approximately 700,000 cubic yards for Alternative 2). In addition, this does not include remedial grading that may be required with this alternative. Therefore, the short-term construction related emissions would be greater and are anticipated to exceed established thresholds. Similar to the non-clustered scenario this would result in a significant impact. Operational impacts would be similar to the non-clustered scenario and less than significant, but would be less due to the reduced number of residential units and associated vehicle trips. The Reduced Project Alternative would result in greater air quality construction impacts and reduced operational impacts, and the significant construction impacts associated with the non-clustered scenario would still occur.

Biological Resources – Alternative 2

Proposed Project

Fewer residential units would be constructed and the impacted area would be reduced from 62.7 acres under the proposed project to 38.6 acres under Alternative 2. Impacts to sensitive plant species (e.g., Mariposa lily), oak trees, and jurisdictional features would be reduced. In addition, dedicated open space would increase under Alternative 2 to approximately 75 acres, compared with approximately 51 acres under the proposed project. Therefore, implementation of Alternative 2 would reduce impacts related to biological resources in comparison to the proposed project.

Non-Clustered Scenario

Under Alternative 2, fewer residential units would be constructed and the impacted area would be reduced from 85.3 acres under the non-clustered scenario to 38.6 acres. Impacts to sensitive plant species (e.g., Mariposa lily), oak trees, and jurisdictional features would be reduced. In addition, dedicated open space would increase under Alternative 2 as compared with the non-clustered scenario. Therefore, implementation of Alternative 2 would reduce impacts related to biological resources in comparison to the non-clustered scenario.

Cultural Resources – Alternative 2

Proposed Project

Similar to the proposed project, under Alternative 2, site CA-ORA-1516 would be located within an area that would be designated as permanently protected open space, and therefore would not be impacted. In addition, impacts to unidentified archaeological or paleontological resources or the accidental discovery of human remains would be less than significant under Alternative 2

with mitigation. However, because Alternative 2 would result in less land disturbance, potential impacts related to cultural resources would be reduced as compared to the proposed project.

Non-Clustered Scenario

Under Alternative 2, site CA-ORA-1516 would be located within an area designated as permanently protected open space, and therefore would not be impacted. In addition, impacts to unidentified archaeological or paleontological resources or the accidental discovery of human remains would be less than significant under Alternative 2 with mitigation. Therefore, because Alternative 2 would not disturb an identified resource and would result in less land disturbance, potential impacts related to cultural resources would be reduced as compared to the non-clustered scenario.

Geology and Soils – Alternative 2

Proposed Project

Under Alternative 2, the amount of raw earthwork quantities would be reduced (from 1.1 million cubic yards under the proposed project to approximately 700,000 cubic yards for Alternative 2). In addition, the development area and the number of residential units would be less as compared to the proposed project. Therefore, the number or people exposed to seismic or geologic hazards would be less, and impacts associated with geology and soils would be reduced as compared to the proposed project. Although impacts associated with geology and soils for proposed project would be less than significant, Alternative 2 would result in fewer impacts.

Non-Clustered Scenario

Under Alternative 2, the amount of raw earthwork quantities would be greater (from approximately 242,200 cubic yards under the non-clustered scenario to approximately 700,000 cubic yards for Alternative 2). Although the amount of earthwork quantities is less, the non-clustered scenario includes residential lots and open space areas that would be dispersed throughout the entire site. However, the development area and the number of residential units would be reduced with Alternative 2 and the number of people exposed to potential seismic or geologic hazards would be less. Therefore, impacts associated with geology and soils under Alternative 2 would be reduced as compared to the non-clustered scenario.

Greenhouse Gas Emissions – Alternative 2

Proposed Project

Under Alternative 2, the amount of raw earthwork quantities would be reduced (from approximately 1.1 million cubic yards under the proposed project to approximately 700,000 cubic yards for Alternative 2) and the number of residential units would be less. Therefore, construction and operational related GHG emissions would also be reduced as compared to the proposed project and less than significant with mitigation.

Non-Clustered Scenario

Under Alternative 2, although the amount of raw earthwork quantities would be greater (from approximately 242,200 cubic yards under non-clustered scenario to approximately 700,000 cubic yards for Alternative 2); the number of residential units would be less. However, construction and operational related GHG emissions associated with Alternative 2 are anticipated to be similar to those described for the non-clustered scenario and less than significant with mitigation. Alternative 2 would result in reduced GHG impacts; however, GHG impacts, similar to those associated with the non-clustered scenario, would still occur.

Hazards and Hazardous Materials – Alternative 2

Proposed Project

Under Alternative 2, the development area and the number of residential units would be less; and, therefore, this alternative would reduce exposure of additional population or structures within an area that is at risk for wildfires. Even though impacts from the proposed project would be less than significant, Alternative 2 would have fewer impacts related to hazards and hazardous materials.

Non-Clustered Scenario

Under Alternative 2, the development area and the number of residential units would be less, and the clustered development would make fire protection easier and more effective. Therefore, Alternative 2 would reduce the exposure of additional population or structures within an area that is at risk for wildfires. Even though impacts from the non-clustered scenario would be less than significant, Alternative 2 would have fewer impacts related to hazards and hazardous materials.

Hydrology and Water Quality – Alternative 2

Proposed Project

Under Alternative 2, the amount of impervious surfaces would be reduced, due to the smaller development envelope, which would result in less runoff and subsequent pollutant discharge as compared to the proposed project. Improvements, similar to those described for the proposed project, would be required to accommodate increased stormwater runoff or for water quality treatment for this alternative. However, because Alternative 2 would result in a smaller development area as compared to the proposed project, impacts would be reduced.

Non-Clustered Scenario

Under Alternative 2, the amount of impervious surfaces would be reduced, due to the smaller development envelope, which would result in less runoff and subsequent pollutant discharge as compared to the non-clustered scenario. Improvements would be required to accommodate increased stormwater runoff or for water quality treatment for this alternative. However, because Alternative 2 would result in a smaller development area as compared to the non-clustered scenario, impacts would be reduced.

Land Use and Planning – Alternative 2

Proposed Project

Alternative 2 includes the same types of land uses as the proposed project and would require similar amendments to the General Plan and the F/TSP; therefore, land use impacts associated with Alternative 2 would be similar to those of the proposed project.

Non-Clustered Scenario

Alternative 2 includes the same type of land uses as the non-clustered scenario; however, Alternative 2 would require amendments to the F/TSP that would not be required under the non-clustered scenario. Therefore, impacts of Alternative 2 would be slightly greater than those associated with the non-clustered scenario.

Noise – Alternative 2

Proposed Project

Under Alternative 2, the development area and the number of residential units would be less; and, therefore, under this alternative noise associated with construction activities would be of shorter duration. In addition, stationary and mobile-source noise would be reduced, due to fewer residential units included with Alternative 2. Even though noise impacts from proposed project would be less than significant, Alternative 2 would result in fewer impacts associated with noise.

Non-Clustered Scenario

Under Alternative 2, the development area and the number of residential units would be less; and, therefore, under this alternative noise associated with construction activities would be of shorter duration. In addition, stationary and mobile-source noise would be reduced, due to fewer residential units included with Alternative 2. Even though noise impacts from the non-clustered scenario would be less than significant, Alternative 2 would result in fewer impacts associated with noise.

Population and Housing – Alternative 2

Proposed Project

Alternative 2 includes construction of 28 residential units that would generate approximately 90 persons. Implementation of Alternative 2 would contribute less to meeting the County's RHNA housing needs as compared to the proposed project. Even though population and housing impacts for the proposed project would be less than significant, Alternative 2 would have fewer impacts.

Non-Clustered Scenario

Alternative 2 includes construction of 28 residential units that would generate approximately 90 persons. Implementation of Alternative 2 would contribute less to meeting the County's RHNA housing needs as compared to the non-clustered scenario. Even though population and

housing impacts for the non-clustered scenario would be less than significant, Alternative 2 would have fewer impacts.

Public Services – Alternative 2

Proposed Project

Alternative 2 would also result in additional population at the project site that would result in an increased demand on existing fire protection, police protection, public schools, libraries, or hospitals. However, under Alternative 2, approximately 28 residential units would be constructed, compared to 65 under the proposed project. Impacts to public services under Alternative 2 would be less than significant and reduced as compared to the proposed project.

Non-Clustered Scenario

Alternative 2 would also result in additional population at the project site that would result in an increased demand on existing fire protection, police protection, public schools, libraries, or hospitals. However, under Alternative 2, approximately 28 residential units would be constructed, compared to 65 under the non-clustered scenario. Impacts to public services under Alternative 2 would be less than significant and reduced as compared to the non-clustered scenario.

Recreation – Alternative 2

Proposed Project

Alternative 2 would also introduce additional population to the site and, thus, the use of existing park and recreation facilities would increase. However, Alternative 2 would include fewer residential units, and impacts would be less than significant. Alternative 2 would result in fewer impacts to recreational facilities as compared to the proposed project.

Non-Clustered Scenario

Alternative 2 would also introduce additional population to the site and, thus, the use of existing park and recreation facilities would increase. However, Alternative 2 would include fewer residential units, and impacts would be less than significant. Alternative 2 would result in fewer impacts to recreational facilities as compared to the non-clustered scenario.

Transportation/Traffic – Alternative 2

Proposed Project

Alternative 2 would also increase traffic on area streets and would require an amendment to the General Plan. However, the amount of traffic would be less, due to the reduction in residential units under Alternative 2. Although, impacts would be mitigated to less than significant, similar to the proposed project, as the lead agency does not have jurisdiction over proposed improvements (the affected intersections are located in the City of Lake Forest), traffic impacts associated with Alternative 2 would be less than the proposed project, but still considered significant.

Non-Clustered Scenario

Alternative 2 would also increase traffic on area streets and would require an amendment to the General Plan. However, the amount of traffic would be less, due to the reduction in residential units under Alternative 2. Although, impacts would be mitigated to less than significant, similar to the non-clustered scenario, as the lead agency does not have jurisdiction over proposed improvements (the affected intersections are located in the City of Lake Forest), traffic impacts associated with Alternative 2 would be less than the non-clustered scenario, but still considered significant.

Utilities and Service Systems – Alternative 2

Proposed Project

Under Alternative 2, the project site would be developed with 28 residential units that would result in a reduced demand for water, wastewater and solid waste services as compared to the proposed project. It is assumed that Alternative 2 would require similar stormwater drainage improvements as those discussed for the proposed project. However, Alternative 2 includes fewer residential units resulting in less impervious surfaces than the proposed project and would therefore result in fewer impacts.

Non-Clustered Scenario

Under Alternative 2, the project site would be developed with 28 residential units that would result in a reduced demand for water, wastewater and solid waste services as compared to the non-clustered scenario. It is assumed that Alternative 2 would require stormwater drainage improvements. However, Alternative 2 includes fewer residential units resulting in less impervious surfaces than the non-clustered scenario and would therefore result in fewer impacts.

Conclusion – Alternative 2

Avoid or Substantially Lessen Impacts

Proposed Project

This alternative would reduce most of the environmental impacts associated with the proposed project, with the exception of impacts associated with aesthetics, and land use. However, Alternative 2 would not eliminate the remaining significant impacts including: air quality impacts associated with construction activities, or traffic impacts to area intersections.

Non-Clustered Scenario

This alternative would reduce most of the environmental impacts associated with the non-clustered scenario, with the exception of impacts associated with air quality (construction), and land use. However, Alternative 2 would result in an increased significant impact regarding construction activities as compared to the non-clustered scenario, due to a greater amount of raw earthwork required under this alternative. In addition, Alternative 2 would not eliminate the remaining significant impacts associated with the non-clustered scenario including: air quality impacts associated with construction activities, or traffic impacts to area intersections.

Attainment of Project Objectives

Alternative 2 would attain most of the project objectives with the exception of providing for development at the density allowed by the F/TSP. Under Alternative 2, only 28 residential units would be construction; the F/TSP allows for 65 residential units on the site.

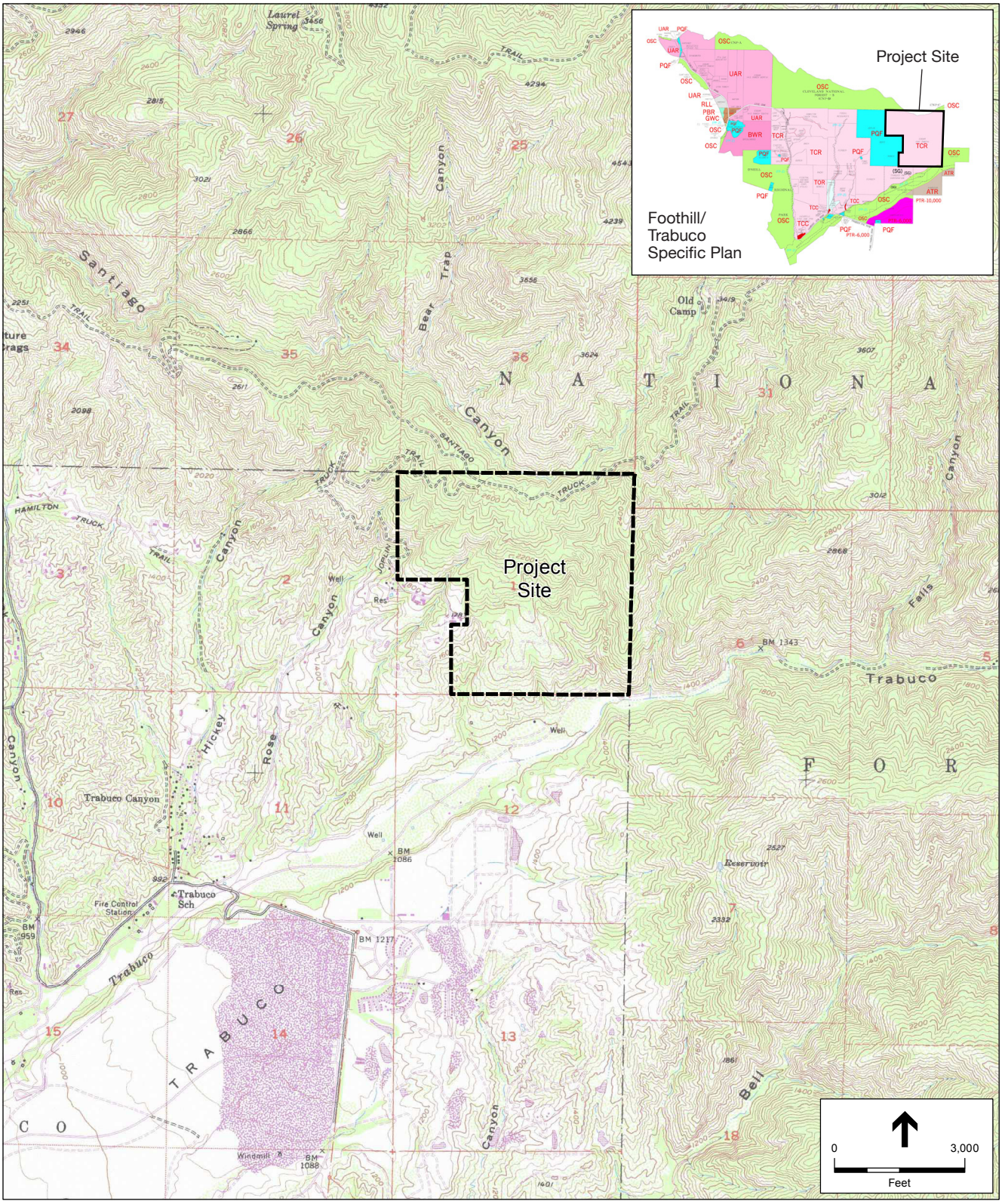
Comparative Merits

While this alternative would reduce some of the environmental effects of the proposed project and non-clustered scenario, it would not meet all of the objectives or reduce significant impacts to less than significant. In addition, Alternative 2 would require infrastructure improvements similar to the proposed project.

Alternative 3: Alternative Site/Density Transfer

Under Alternative 3, the proposed 65 residential units would be developed on another site that is under the control of the project applicant. The alternative site would be the Sky Ranch site located in the northeastern portion of the F/TSP, as shown on **Figure 5.2**. It should be noted that no substantive technical studies have been completed for this alternative site and it is not located to any adjacent utility infrastructure. Implementation of this alternative would include the development of a total of 113 residential units (48 units allowed under the F/TSP for the Sky Ranch site in addition to the 65 units transferred from the Saddle Crest site). Alternative 3 would require amendments to the F/TSP and General Plan. The Sky Ranch site is approximately 527 acres in size, is undeveloped and has similar site conditions as the project site, with the exception that it includes steeper slopes. Surrounding land uses include the Joplin Boys Ranch and residential uses located south and east of the site, and Robinson Ranch located south of the site. Development of Alternative 3 would result in a disturbance of approximately 110 acres, with residential units clustered on the southern portion of the site (see **Figure 5.3**). The minimum single-family lot size under this alternative would be approximately 7,200 square feet. Access to the site would be from Trabuco Creek Road (an unimproved restricted road).

Construction activities would be anticipated to occur similar to that described for the proposed project, except that the amount of grading and infrastructure would be increased under this alternative. Estimated raw earthwork quantities for Alternative 3 would be approximately 2,700,000 cubic yards of material that would be balanced on-site. This does not include potential remedial grading that may be required. Similar to the proposed project and the non-clustered scenario, Alternative 3 would include a reservoir and pump station to provide water service; although this site is not adjacent to existing utilities. Sewer service for Alternative 3 would be provided via an on-site sewer treatment plant.



SOURCE: USGS; ESA; PCR, 2011.

Saddle Crest Homes. 211454

Figure 5.2

Location of Alternative Site

DRAFT

SOURCE: Hunsaker & Associates, 2011.

Saddle Crest Homes . 211454

Figure 5.3
Alternative 3: Alternative Site

Environmental Impacts

Aesthetics – Alternative 3

Proposed Project

Similar to the proposed project, Alternative 3 would result in impacts on aesthetic resources; however, these impacts would occur in a different area. The project site for Alternative 3 is located east of the project site in the Trabuco Canyon Planning Area in northeastern portion of the F/TSP (see Figure 5.2). Alternative 3 would change existing views, alter the existing visual character of the project site and introduce new sources of nighttime light and glare. Because Alternative 3 would include a greater number of residential units and would be located in a more remote location, impacts to aesthetic resources would be greater than those of the proposed project.

Non-Clustered Scenario

Alternative 3 would result in impacts to scenic resources and would introduce new sources of light and glare. Because Alternative 3 would include a greater number of residential units and would be located in a more remote location, impacts to aesthetic resources would be greater than those of the non-clustered scenario.

Air Quality – Alternative 3

Proposed Project

Under Alternative 3, the amount of raw earthwork quantities would increase (from approximately 1.1 million cubic yards under the proposed project to approximately 2.7 million cubic yards for Alternative 3), as would the number of residential units (from 65 under the proposed project to 113 for Alternative 3). Therefore, the short-term construction related emissions are anticipated to exceed thresholds and would result in a significant impact. Operational impacts would be greater than those associated with the proposed project, due to the greater number of residential units and associated vehicle trips. Alternative 3 would result in greater air quality impacts and the significant construction impacts associated with the proposed project would still occur.

Non-Clustered Scenario

Under Alternative 3, the amount of raw earthwork quantities would increase (from approximately 242,200 cubic yards under the non-clustered scenario to approximately 2.7 million cubic yards for Alternative 3), as would the number of residential units (from 65 under the non-clustered scenario to 113 for Alternative 3). Therefore, the short-term construction related emissions are anticipated to exceed thresholds and would result in a significant impact. Operational impacts would be greater than those associated with the non-clustered scenario, due to the greater number of residential units and associated vehicle trips. Alternative 3 would result in greater air quality impacts and the significant construction impacts associated with the non-clustered scenario would still occur.

Biological Resources – Alternative 3

Proposed Project

It is assumed for this alternatives analysis, that biological resources on the alternative site would be similar to those on the project site. Under Alternative 3, a greater number of residential units would be constructed and the impacted area would increase from 62.7 acres under the proposed project to approximately 110 acres under Alternative 3. Therefore it is assumed that impacts to sensitive plant species, oak trees and jurisdictional features would be greater. However, due to the size of the alternative site (approximately 527 acres, compared with the project site which is approximately 113.7 acres), open space would increase under Alternative 3 to approximately 417 acres, compared with approximately 51 acres under the proposed project. Although it should be noted, a portion of the 417 acres of open space does not include any remedial grading that would be required for this alternative. However due to the greater amount of disturbance anticipated under Alternative 3, impacts to biological resources would be greater as compared to the proposed project.

Non-Clustered Scenario

It is assumed for this alternatives analysis, that biological resources on the alternative site would be similar to those on the project site. Under the Alternative 3, a greater number of residential units would be constructed and the impacted area would increase from 85.3 acres under the non-clustered scenario to approximately 110 acres under Alternative 3. Therefore it is assumed that impacts to sensitive plant species, oak trees and jurisdictional features would be greater. However, due to the size of the alternative site (approximately 527 acres, compared with the project site which is approximately 113.7 acres), open space would increase under Alternative 3, compared with the non-clustered scenario. Although it should be noted, a portion of the open space does not include any remedial grading that would be required for this alternative. However due to the greater amount of disturbance anticipated under Alternative 3, impacts to biological resources would be greater as compared to the non-clustered scenario.

Cultural Resources – Alternative 3

Proposed Project

It is assumed that potential resources would be similar on the alternative site. Under the Alternative 3, the impacted area would increase from 62.7 acres under the proposed project to approximately 110 acres under Alternative 3. Therefore, due to the greater amount of disturbance anticipated under Alternative 3, potential impacts to cultural resources would be greater as compared to the proposed project.

Non-Clustered Scenario

It is assumed that potential resources would be similar on the alternative site. Under the Alternative 3, the impacted area would increase from 85.3 acres under the non-clustered scenario to approximately 110 acres under Alternative 3. Therefore, due to the greater amount of disturbance anticipated under Alternative 3, potential impacts to cultural resources would be greater as compared to the non-clustered scenario.

Geology and Soils – Alternative 3

Proposed Project

Under Alternative 3, the development area and the number of residential units would increase; therefore, impacts associated with geology and soils impacts would be greater. However, implementation of standard building code and grading requirements would reduce other geologic and soils impacts to less than significant. Although impacts associated with geology and soils for Alternative 3 would be less than significant, they would be greater as compared to the proposed project.

Non-Clustered Scenario

As discussed above, implementation of Alternative 3 would increase the development area and the number of residential units. Therefore, although impacts associated with geology and soils for Alternative 3 would be less than significant, they would be greater as compared to the non-clustered scenario.

Greenhouse Gas Emissions – Alternative 3

Proposed Project

Under Alternative 3, the amount of raw earthwork quantities would increase (from approximately 1.1 million cubic yards under the proposed project to approximately 2.7 million cubic yards for Alternative 3) as would the number of residential units (from 65 under the proposed project to 113 for Alternative 3). Therefore, construction and operational related GHG emissions would be greater than those associated with the proposed project.

Non-Clustered Scenario

Under Alternative 3, the amount of raw earthwork quantities would increase (from approximately 242,200 cubic yards under the non-clustered scenario to approximately 2.7 million cubic yards for Alternative 3) as would the number of residential units (from 65 under the non-clustered scenario to 113 for Alternative 3). Therefore, construction and operational related GHG emissions would be greater than those associated with the non-clustered scenario.

Hazards and Hazardous Materials – Alternative 3

Proposed Project

Similar to the project site, the alternative site is located in an area subject to high occurrences of wildfire, and existing access to the site is limited via Trabuco Creek Road. In addition, the development area and the number of residential units would be greater under Alternative 3 than included in the proposed project. Therefore, Alternative 3 would result in an increase in exposure of additional population or structures into an area that is at risk for wildfires. Although, with implementation of mitigation and compliance with standard building requirements, impacts for Alternative 3 would be less than significant. However, Alternative 3 would have greater impacts related to hazards and hazardous materials as compared to the proposed project.

Non-Clustered Scenario

Similar to the project site, the alternative site is located in an area subject to high occurrences to wildfire, and existing access to the site is limited via Trabuco Creek Road. In addition, the development area and the number of residential units would be greater under Alternative 3 than included in the proposed project. Therefore, Alternative 3 would result in an increase in exposure of additional population or structures into an area that is at risk for wildfires. Although with implementation of mitigation and compliance with standard building requirements, impacts for Alternative 3 would be less than significant. However, Alternative 3 would have greater impacts related to hazards and hazardous materials as compared to the non-clustered scenario.

Hydrology and Water Quality – Alternative 3

Proposed Project

Under Alternative 3, the amount of impervious surfaces would be greater, due to the larger development envelope, which would result in a greater amount of runoff and subsequent pollutant discharge as compared to the proposed project. Improvements would be required to accommodate increased stormwater runoff and for water quality treatment. Because Alternative 3 would result in a larger development area as compared to the proposed project, impacts would be greater.

Non-Clustered Scenario

Under Alternative 3, the amount of impervious surfaces would be greater, due to the larger development envelope, which would result in a greater amount of runoff and subsequent pollutant discharge as compared to the non-clustered scenario. Improvements would be required to accommodate increased stormwater runoff and for water quality treatment. Because Alternative 3 would result in a larger development area as compared to the non-clustered scenario, impacts would be greater.

Land Use and Planning – Alternative 3

Proposed Project

Alternative 3 would require amendments to the F/TSP and General Plan, and preparation of an Area Plan; therefore, land use impacts associated with Alternative 3 would be similar to those of the proposed project.

Non-Clustered Scenario

Alternative 3 would require amendments to the F/TSP and the General Plan; therefore, land use impacts associated with Alternative 3 would be greater than those of the non-clustered scenario.

Noise – Alternative 3

Proposed Project

Under Alternative 3, the development area and the number of residential units would be larger than the proposed project; and, therefore, this alternative would generate more construction-related noise. The closest sensitive receptor to the site is Joplin Boys Ranch, located over 1,000

feet east of the portion of site that would be developed. Stationary and mobile-source noise would also increase, due to the greater number of residential units and associated traffic included with Alternative 3. Therefore, Alternative 3 would result in greater impacts associated with noise, as compared to the proposed project.

Non-Clustered Scenario

Under Alternative 3, the development area and the number of residential units would be larger than the non-clustered scenario; and, therefore, this alternative would generate more construction-related noise. The closest sensitive receptor to the site is Joplin Boys Ranch, located over 1,000 feet east of the portion of site that would be developed. Stationary and mobile-source noise would also increase, due to the greater number of residential units and associated traffic included with Alternative 3. Therefore, Alternative 3 would result in greater impacts associated with noise, as compared to the non-clustered scenario.

Population and Housing – Alternative 3

Proposed Project

Alternative 3 includes construction of 113 residential units that would generate approximately 362 persons. Implementation of Alternative 3 would result in a greater contribution in meeting the County's RHNA housing needs as compared to the proposed project. Alternative 3 would have greater impacts as compared to the proposed project.

Non-Clustered Scenario

Alternative 3 includes construction of 113 residential units that would generate approximately 362 persons. Implementation of Alternative 3 would result in a greater contribution in meeting the County's RHNA housing needs as compared to the non-clustered scenario. Alternative 3 would have greater impacts as compared to the non-clustered scenario.

Public Services – Alternative 3

Proposed Project

Alternative 3 would also result in additional population in the project area that would result in an increased demand on existing fire protection, police protection, public schools, libraries, and hospitals. Under Alternative 3, approximately 113 residential units would be constructed, compared to 65 under the proposed project. In addition, due to the more remote location, response times for fire and police protection would be greater. Impacts to public services under Alternative 3 would be less than significant, but greater as compared to the proposed project.

Non-Clustered Scenario

Alternative 3 would also result in additional population in the project area that would result in an increased demand on existing fire protection, police protection, public schools, libraries, and hospitals. Under Alternative 3, approximately 113 residential units would be constructed, compared to 65 under the non-clustered scenario. In addition, due to the more remote location, response times for fire and police protection would be greater. Impacts to public services under

Alternative 3 would be less than significant, but greater as compared to the non-clustered scenario.

Recreation – Alternative 3

Proposed Project

Alternative 3 would introduce additional population to the project area and, thus, the use of existing park and recreation facilities would increase. Alternative 3 would include approximately 113 residential units compared to the proposed project's 65 residential units. However, impacts would be less than significant, due to local recreation opportunities and the requirement to provide a minimum of 0.4 acre of parkland in order to meet the dedication requirement of 2.5, or the proportional share thereof, acres per 1,000 residents. However, Alternative 3 would result in greater impacts to recreational facilities as compared to the proposed project.

Non-Clustered Scenario

Alternative 3 would introduce additional population to the project area and, thus, the use of existing park and recreation facilities would increase. Alternative 3 would include approximately 113 residential units compared to the non-clustered scenario's 65 residential units. However, impacts would be less than significant due to local recreation opportunities and the requirement to provide a minimum of 0.4 acre of parkland in order to meet the dedication requirement of 2.5, or the proportional share thereof, acres per 1,000 residents. However, Alternative 3 would result in greater impacts to recreational facilities as compared to the non-clustered scenario.

Transportation/Traffic – Alternative 3

Proposed Project

Access to the Alternative 3 site would be from Trabuco Creek Road (an unimproved restricted road). Alternative 3 would also increase traffic on area streets; however, the amount of traffic would be greater, due to the increase in residential units under Alternative 3. In addition, due to the location of Alternative 3 (east of the project site), impacted intersections would be different than those associated with the proposed project. It is anticipated that Alternative 3 would require mitigation to reduce impacts to a less than significant. However, similar to the proposed project, traffic improvements may need to occur in an area that the lead agency would not have jurisdiction over; therefore impacts would remain significant. Alternative 3 would result in greater impacts related to transportation and circulation as compared to the proposed project.

Non-Clustered Scenario

Access to the Alternative 3 site would be from Trabuco Creek Road (an unimproved restricted road). Alternative 3 would also increase traffic on area streets; however, the amount of traffic would be greater, due to the increase in residential units under Alternative 3. In addition, due to the location of Alternative 3 (east of the project site), impacted intersections would be different than those associated with the non-clustered scenario. It is anticipated that Alternative 3 would require mitigation to reduce impacts to a less than significant. However, similar to the non-clustered scenario, traffic improvements may need to occur in an area that the lead agency would

not have jurisdiction over; therefore impacts would remain significant. Alternative 3 would result in greater impacts related to transportation and circulation as compared to the non-clustered scenario.

Utilities and Service Systems – Alternative 3

Proposed Project

Under Alternative 3, the project site would be developed with 113 residential units that would result in an increased demand for water, wastewater and solid waste services. In addition, Alternative 3 would result in a greater amount of impervious surface which would require storm water drainage improvements. Alternative 3 includes a greater number of residential units than the proposed project and would therefore result in greater impacts.

Non-Clustered Scenario

Under Alternative 3, the project site would be developed with 113 residential units that would result in an increased demand for water, wastewater and solid waste services. In addition, Alternative 3 would result in a greater amount of impervious surface which would require storm water drainage improvements. Alternative 3 includes a greater number of residential units than the non-clustered scenario and would therefore result in greater impacts.

Conclusion – Alternative 3

Avoid or Substantially Lessen Impacts

Proposed Project

This alternative would not reduce any of the environmental impacts associated with the proposed project; all impacts, with the exception of land use would be greater. Alternative 3 impacts associated with land use issues would be similar to the proposed project. In addition, Alternative 3 would not eliminate the remaining significant impacts including: air quality impacts associated with construction activities, or traffic impacts on area intersections.

Non-Clustered Scenario

This alternative would not reduce any of the environmental impacts associated with the non-clustered scenario; all impacts would be greater. In addition, Alternative 3 would not eliminate the remaining significant impacts including: air quality impacts associated with construction activities, or traffic impacts on area intersections.

Attainment of Project Objectives

Alternative 3 would attain all of the project objectives, with the exception of providing the density allowed by the F/TSP and to provide development that is not only compatible but also complementary to the development that characterizes the area. The density proposed under Alternative 3 is greater than what is currently allowed under the F/TSP and an amendment would be required to accommodate this alternative. In addition, the Alternative 3 site is located in an

undeveloped portion of the F/TSP; the closest residential property is located south of the site, on the other side of Trabuco Creek (Robinson Ranch).

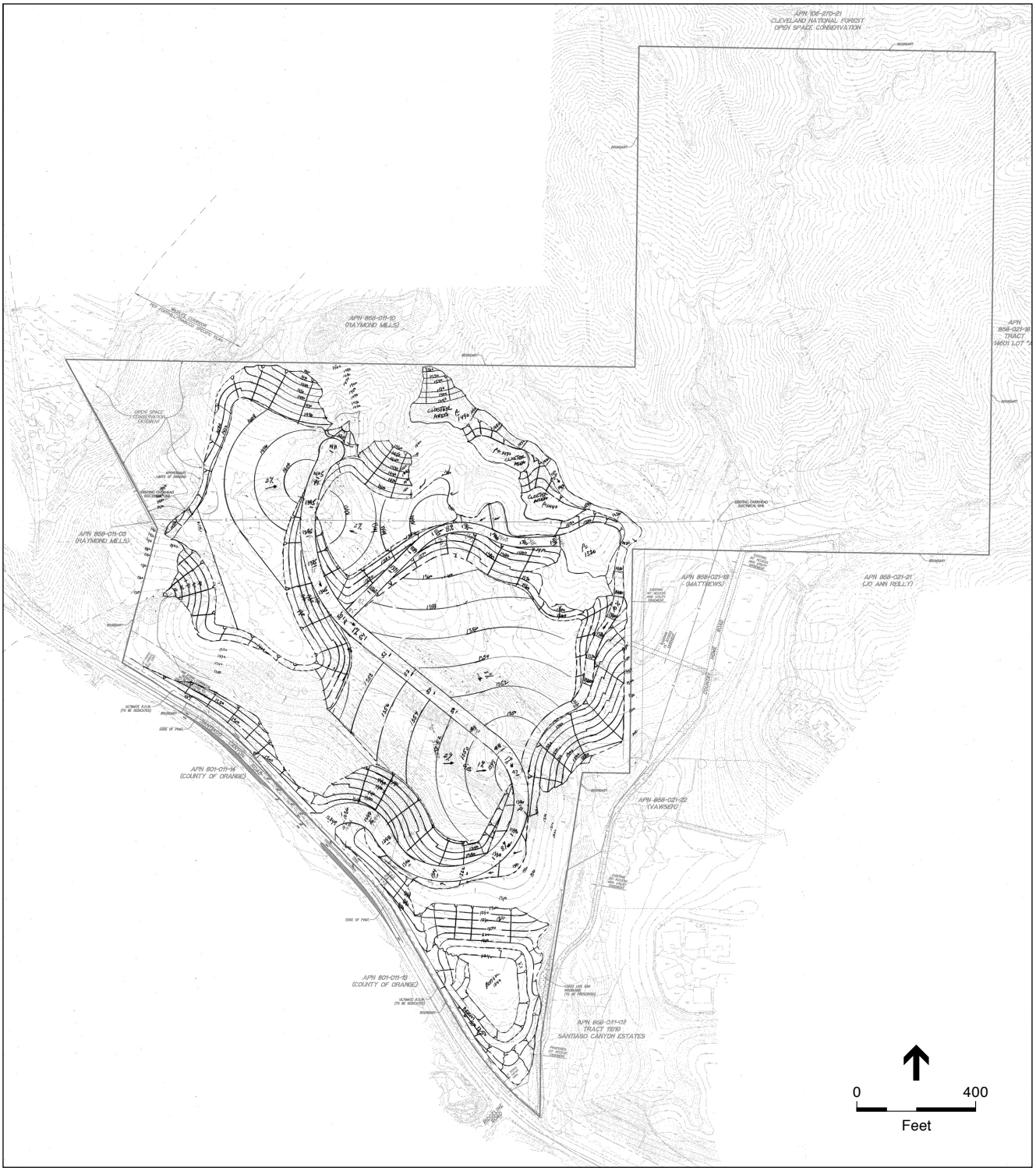
Comparative Merits

No substantive technical studies have been completed for this alternative and it is not located to any adjacent utility infrastructure. Although Alternative 3 would meet most of the project objectives, it would not reduce the environmental effects of the proposed project or non-clustered scenario, or reduce the remaining significant impacts to less than significant. Unlike the proposed project or the non-clustered scenario, Alternative 3 would require extension of utility infrastructure.

Alternative 4: Alternative Use

Under Alternative 4 (Alternative Use Alternative), the project site would be developed with religious institutional uses including a 1,000-seat sanctuary, Christian education buildings, social hall, administrative offices and parking for approximately 400 cars. The sanctuary would include a tower with a maximum height of 120 feet. This alternative is based on a similar project, for which an application was previously submitted to the County for a site adjacent to the proposed project site. **Figure 5.4** show the grading limits and proposed pads that would be developed for this alternative. Similar to the proposed project, Alternative 4 would be sited along Santiago Canyon Road and similar to the proposed project would not include development of the northeastern portion of the project site. Alternative 4 would require amendments to the F/TSP, and General Plan, in addition to a Conditional Use Permit and a Variance (to accommodate the height of the sanctuary's tower).

Construction activities would be anticipated to occur similar to that described for the proposed project and the non-clustered scenario, and the amount infrastructure would also be similar under this alternative. Estimated raw earthwork quantities for Alternative 4 would be approximately 800,000 cubic yards of material that would be balanced on-site, which is less than the proposed project and similar to the non-clustered scenario, which requires export. However, the estimated grading quantities do not include potential remedial grading that may be required. Similar to the proposed project, Alternative 4 would include a reservoir and a pump station to provide water service, and sewer service would be provided via a gravity sewer with a connection to the existing sewer main in Santiago Canyon Road.



SOURCE: Hunsaker & Associates, 2011.

Saddle Crest Homes . 211454

Figure 5.4
Alternative Use

Environmental Impacts

Aesthetics – Alternative 4

Proposed Project

Similar to the proposed project, Alternative 4 would result in impacts on aesthetic resources. Alternative 4 would change existing views, alter the existing visual character of the project site and introduce new sources of nighttime light and glare (security lighting and light for the parking area). Under Alternative 4, a 1,000-seat sanctuary with a 120-foot tower would also be included on the project site. This would increase the impacts associated with the visual character of the site and introduce a new and more massive building than the proposed residential units. In addition, more lighting would be required for this facility (parking, lighting on the tower, etc.) as compared to a residential development. Therefore, Alternative 4 would result in impacts to aesthetic resources greater than those of the proposed project.

Non-Clustered Scenario

Similar to the non-clustered scenario, Alternative 4 would result in impacts on aesthetic resources. Alternative 4 would change existing views, alter the existing visual character of the project site and introduce new sources of nighttime light and glare. Under Alternative 4, a 1,000-seat sanctuary with a 120-foot tower would also be included on the project site. This would increase the impacts associated with the visual character of the site and introduce a new and more massive building than the proposed residential units. In addition, more lighting would be required for this facility (parking, lighting on the tower, etc.) as compared to a residential development. Therefore, Alternative 4 would result in impacts to aesthetic resources greater than those of the non-clustered scenario.

Air Quality – Alternative 4

Proposed Project

Under Alternative 4, although the amount of raw earthwork quantities would be reduced (from 1.1 million cubic yards under the proposed project to approximately 800,000 cubic yards for Alternative 4), the short-term construction related emissions are anticipated to exceed thresholds. Alternative 4 includes development of a 1,000-seat sanctuary and parking for approximately 400 cars that would result in a reduction of daily vehicle trips as compared to the proposed project. However on days that services or special events are held (i.e., Sunday, holidays, etc.), daily vehicle trips would be similar to the proposed project (approximately 780 daily vehicle trips under the proposed project, as compared to approximately 800 vehicle trips for Alternative 4 during services or special events). In addition, this use was not envisioned in the F/TSP and development of the site with a sanctuary and associated facilities has not been accounted for in the AQMP. However, operational air quality impacts would be similar to those associated with the proposed project and less than significant, but would be reduced due to the fewer number of daily vehicle trips. Alternative 4 would result in fewer air quality impacts; however, it would not avoid the significant construction impacts associated with the proposed project.

Non-Clustered Scenario

Under Alternative 4, the amount of raw earthwork quantities would be greater (from approximately 242,200 cubic yards under the non-clustered scenario to approximately 800,000 cubic yards for Alternative 4), and the short-term construction related emissions are anticipated to exceed thresholds. Alternative 4 includes development of a 1,000-seat sanctuary and parking for approximately 400 cars that would result in a reduction of daily vehicle trips as compared to the non-clustered scenario. However on days that services or special events are held (i.e., Sunday, holidays, etc.), daily vehicle trips would be similar to the non-clustered scenario (approximately 780 daily vehicle trips under the non-clustered scenario, as compared to approximately 800 vehicle trips for Alternative 4 during services or special events). In addition, this use was not envisioned in the F/TSP and development of the site with a sanctuary and associated facilities has not been accounted for in the AQMP. However, operational air quality impacts would be similar to those associated with the non-clustered scenario and less than significant, but would be reduced due to the fewer number of daily vehicle trips. Alternative 4 would result in fewer air quality operational impacts; however, it would not avoid the significant construction impacts associated with the non-clustered scenario.

Biological Resources – Alternative 4

Proposed Project

With implementation of this alternative, the impacted area would be reduced from 62.7 acres under the proposed project to approximately 45 acres under Alternative 4. Impacts to sensitive plant species (e.g., Mariposa lily), oak trees, and jurisdictional features would be reduced. In addition, open space would increase under Alternative 4, compared with the proposed project. Therefore, implementation of Alternative 4 would reduce impacts related to biological resources in comparison with the proposed project.

Non-Clustered Scenario

With implementation of this alternative, the impacted area would be reduced from 85.3 acres under the non-clustered scenario to approximately 45 acres under Alternative 4. Impacts to sensitive plant species (e.g., Mariposa lily), oak trees, and jurisdictional features would be reduced. In addition, open space would increase under Alternative 4, compared with the non-clustered scenario. Therefore, implementation of Alternative 4 would reduce impacts related to biological resources in comparison to the non-clustered scenario.

Cultural Resources – Alternative 4

Proposed Project

Similar to the proposed project, under Alternative 4, site CA-ORA-1516 would be located within an area that would be designated as permanently protected open space, and therefore would not be impacted. In addition, impacts to unidentified archaeological or paleontological resources or the accidental discovery of human remains would be less than significant under Alternative 4 with mitigation. However, because Alternative 4 would result in less land disturbance, potential impacts related to cultural resources would be reduced as compared to the proposed project.

Non-Clustered Scenario

Under Alternative 4, site CA-ORA-1516 would be located within an area designated as permanently protected open space, and, therefore, would not be impacted. In addition, impacts to unidentified archaeological or paleontological resources or the accidental discovery of human remains would be less than significant under Alternative 4 with mitigation. Therefore, because Alternative 4 would not disturb an identified resource and would result in less land disturbance, potential impacts related to cultural resources would be reduced as compared to the non-clustered scenario.

Geology and Soils – Alternative 4

Proposed Project

Under Alternative 4, the amount of raw earthwork quantities would be reduced (from approximately 1.1 million cubic yards under the proposed project to approximately 800,000 cubic yards for Alternative 4). In addition, the development area would be reduced and no permanent residents would be located within the project site that would be exposed to seismic or geologic hazards. However, during services and special events the potential exposure would be greater than the proposed project. Alternative 4 would result in fewer impacts, due to the lack of permanent residents.

Non-Clustered Scenario

Under Alternative 4, the amount of raw earthwork quantities would be greater (from approximately 242,200 cubic yards under the non-clustered scenario to approximately 800,000 cubic yards for Alternative 4). However, the development area would be reduced and no permanent residents would be located within the project site that would be exposed to seismic or geologic hazards. Although the amount of raw earthwork quantities would be greater, because the development areas would be smaller under Alternative 4, impacts associated with geology and soils would be reduced as compared to the non-clustered scenario due to the lack of permanent residents.

Greenhouse Gas Emissions – Alternative 4

Proposed Project

Under Alternative 4, although the amount of raw earthwork quantities would be greater (from approximately 1.1 million cubic yards under the proposed project to approximately 800,000 cubic yards for Alternative 4), construction and operational related GHG emissions are anticipated to result in a similar impact as the proposed project with implementation of mitigation.

Non-Clustered Scenario

Under Alternative 4, the amount of raw earthwork quantities would be less (from approximately 242,200 cubic yards under non-clustered scenario to approximately 800,000 cubic yards for Alternative 4). However, construction and operational related GHG emissions associated with Alternative 4 are anticipated to result in a less than significant impact with implementation of

mitigation. Alternative 4 would result in similar GHG impacts as compared to the non-clustered scenario.

Hazards and Hazardous Materials – Alternative 4

Proposed Project

Under Alternative 4, the development area would be less; and therefore would reduce the potential for exposure of additional population or structures into an area that is at risk for wildfires on a daily basis. However, during services and special events the potential exposure would be greater than the proposed project. However, impacts related to hazards and hazardous materials would be reduced as compared to the proposed project, due to the lack of permanent residents.

Non-Clustered Scenario

Under Alternative 4, the development area would be less; and therefore would reduce the potential for exposure of additional population or structures into an area that is at risk for wildfires on a daily basis. However, during services and special events the potential exposure would be greater than the non-clustered scenario. However, impacts related to hazards and hazardous materials would be reduced as compared to the non-clustered scenario, due to the lack of permanent residents.

Hydrology and Water Quality – Alternative 4

Proposed Project

Under Alternative 4, the amount of impervious surfaces would be reduced, due to the smaller development envelope, which would result in less runoff and subsequent pollutant discharge as compared to the proposed project. Although improvements similar to those described for the proposed project would be required to accommodate stormwater runoff or for water quality treatment for this alternative, the overall impervious areas would be reduced. Because Alternative 4 would result in a smaller development area as compared to the proposed project, impacts would be reduced.

Non-Clustered Scenario

Under Alternative 4, the amount of impervious surfaces would be reduced, due to the smaller development envelope, which would result in less runoff and subsequent pollutant discharge as compared to the non-clustered scenario. Although improvements would be required to accommodate increased stormwater runoff or for water quality treatment under this alternative, the overall impervious areas would be reduced. Because Alternative 4 would result in a smaller development area as compared to the non-clustered scenario, impacts would be reduced.

Land Use and Planning – Alternative 4

Proposed Project

Although religious institutional uses would be allowed under the F/TSP, Alternative 4 would require amendments to the F/TSP and General Plan, development of an Area Plan, in addition to a Conditional Use Permit and a Variance (to accommodate the height of the sanctuary's tower). In addition, Alternative 4 would introduce a new use adjacent to existing residential communities. Therefore, land use impacts associated with Alternative 4 would be greater as compared to those of the proposed project.

Non-Clustered Scenario

Although religious institutional uses would be allowed under the F/TSP, Alternative 4 would require amendments to the F/TSP, and General Plan, in addition to a Conditional Use Permit and a Variance (to accommodate the height of the sanctuary's tower). In addition, Alternative 4 would introduce a new use adjacent to existing residential communities. Therefore, land use impacts associated with Alternative 4 would be greater as compared to those of the non-clustered scenario.

Noise – Alternative 4

Proposed Project

Although under Alternative 4 the development area would be reduced, construction-activity related noise would be similar to the proposed project. Alternative 4 includes development of a 1,000-seat sanctuary and parking for approximately 400 cars that would result in a reduction of daily mobile-source noise. However on days that services or special events are held (i.e., Sunday, holidays, etc.), mobile-source noise (from traffic) would be similar to the proposed project. In addition, the 120-foot bell tower would ring periodically during daytime hours and special events. Therefore, although daily mobile source noise would be reduced under this alternative (except on service days and holidays), due to the periodic use of the bell tower, noise impacts associated with Alternative 4 would be greater as compared to the proposed project.

Non-Clustered Scenario

Under Alternative 4, the development area would be similar; and, therefore, this alternative would generate similar construction-activity related noise as the non-clustered scenario. As discussed above, although daily mobile source noise would be reduced under this alternative (except on service days and holidays), due to the periodic use of the bell tower, noise impacts associated with Alternative 4 would be greater as compared to the non-clustered scenario.

Population and Housing – Alternative 4

Proposed Project

Alternative 4 does not include any housing, and would therefore not result in an increase in population. Even though population and housing impacts for the proposed project would be less

than significant, Alternative 4 would have fewer impacts. However, implementation of Alternative 4 would not contribute to the County's RHNA housing needs.

Non-Clustered Scenario

Alternative 4 does not include any housing, and would therefore not result in an increase in population. Even though population and housing impacts for the non-clustered scenario would be less than significant, Alternative 4 would have fewer impacts. However, implementation of Alternative 4 would not contribute to the County's RHNA housing needs.

Public Services – Alternative 4

Proposed Project

Alternative 4 would not include residential uses that would bring additional population to the project site and therefore, would not result in an increased demand on public schools, libraries, or hospitals. However, the development of religious institutional uses on the site would result in an increased demand on existing fire protection and police protection services. The increased demand for fire protection and police protection services would be slightly less, than that anticipated for the proposed project; because this alternative does not include full time residents. Impacts to public services under Alternative 4 would be less than significant and reduced as compared to the proposed project.

Non-Clustered Scenario

Alternative 4 would not include residential uses that would bring additional population to the project site and therefore, would not result in an increased demand on public schools, libraries, or hospitals. However, the development of religious uses on the site would result in an increased demand on existing fire protection and police protection services. The increased demand for fire protection and police protection services would be slightly less than that anticipated for the non-clustered scenario; because this alternative does not include full time residents. Impacts to public services under Alternative 4 would be less than significant and reduced as compared to the non-clustered scenario.

Recreation – Alternative 4

Proposed Project

Alternative 4 would not introduce additional population to the project area and, thus, the use of existing park and recreation facilities would not increase. Visitors to the sanctuary or other related facilities would be expected to be from surrounding communities, and therefore, would not result in an increased need for recreational facilities. Impacts would be less than significant. Alternative 4 would result in fewer impacts to recreational facilities as compared to the proposed project.

Non-Clustered Scenario

Alternative 4 would not introduce additional population to the project area and, thus, the use of existing park and recreation facilities would not increase. Visitors to the sanctuary or other related facilities would be expected to be from surrounding communities, and therefore, would not result

in an increased need for recreational facilities. Impacts would be less than significant. Alternative 4 would result in fewer impacts to recreational facilities as compared to the non-clustered scenario.

Transportation/Traffic – Alternative 4

Proposed Project

Under Alternative 4, although the development area would be smaller, construction activities would be similar and would generate similar construction-activity related traffic as the proposed project. Alternative 4 includes development of a 1,000-seat sanctuary and parking for approximately 400 cars that would result in a reduction of daily vehicle trips as compared to the proposed project. However on days that services or special events are held (i.e., Sunday, holidays, etc.), daily vehicle trips would be similar to the proposed project (approximately 780 daily vehicle trips under the proposed project, as compared to approximately 800 vehicle trips for Alternative 4 during services or special events). Therefore, operational transportation impacts associated with Alternative 4 would be reduced due to the fewer number of daily vehicle trips. However, similar to the proposed project, as the lead agency does not have jurisdiction over proposed improvements (the adversely affected intersections are located in the City of Lake Forest), traffic impacts associated with Alternative 4 would be considered significant, and similar to the proposed project.

Non-Clustered Scenario

Under Alternative 4, although the development area would be smaller, construction activities would be similar and would generate similar construction-activity related traffic as the non-clustered scenario. Alternative 4 includes development of a 1,000-seat sanctuary and parking for approximately 400 cars that would result in a reduction of daily vehicle trips as compared to the proposed project. However on days that services or special events are held (i.e., Sunday, holidays, etc.), daily vehicle trips would be similar to the non-clustered scenario (approximately 780 daily vehicle trips under the non-clustered scenario, as compared to approximately 800 vehicle trips for Alternative 4 during services or special events). Therefore, operational transportation impacts associated with Alternative 4 would be reduced due to the fewer number of daily vehicle trips. However, similar to the non-clustered scenario, as the lead agency does not have jurisdiction over proposed improvements (the adversely affected intersections are located in the City of Lake Forest), traffic impacts associated with Alternative 4 would be considered significant, and similar to the non-clustered scenario.

Utilities and Service Systems – Alternative 4

Proposed Project

Under Alternative 4, the project site would be developed with a 1,000 seat sanctuary and other related uses that would result in an increased demand for water or wastewater services. Alternative 4 would generate approximately 20,000 gpd of wastewater and require approximately 100,000 gpd of water. The uses included under Alternative 4 would generate less wastewater and require less water than the proposed project and impacts would be less than significant. Although

Alternative 4 would require similar stormwater drainage improvements to those discussed for the proposed project, overall impervious area would be reduced. Therefore, impacts to utility and service systems would be reduced under Alternative 4 as compared to the proposed project.

Non-Clustered Scenario

Under Alternative 4, the project site would be developed with a 1,000 seat sanctuary and other related uses that would result in an increased demand for water or wastewater services. Alternative 4 would generate approximately 20,000 gpd of wastewater and require approximately 100,000 gpd of water. The uses included under Alternative 4 would generate less wastewater and require less water than the non-clustered scenario and impacts would be less than significant. It is assumed that Alternative 2 would require stormwater drainage improvements, but result in a reduced amount of impervious area. Therefore, impacts to utility and service systems would be reduced under Alternative 4 as compared to the non-clustered scenario.

Conclusion – Alternative 4

Avoid or Substantially Lessen Impacts

Proposed Project

This alternative would reduce most of the environmental impacts associated with the proposed project, with the exception of impacts associated with aesthetics, GHG, land use, noise and traffic. In addition, under Alternative 4, impacts related to aesthetics, land use, and noise would be greater than those of the proposed project. Further, Alternative 4 would not eliminate the remaining significant impacts including: air quality impacts associated with construction activities, or traffic impacts on area intersections.

Non-Clustered Scenario

This alternative would reduce most of the environmental impacts associated with the non-clustered scenario, with the exception of impacts associated with aesthetics, air quality (construction), GHG, land use, noise, and traffic. In addition under Alternative 4 impacts regarding aesthetics, air quality (construction activities) land use and operational noise would be greater as compared to the non-clustered scenario. Further, Alternative 4 would not eliminate the remaining significant impacts including: air quality impacts associated with construction activities, or traffic impacts on area intersections.

Attainment of Project Objectives

Alternative 4 would attain four of the eight project objectives. Alternative 4 would not develop a residential community, or provide for the density allowed under the F/TSP. The development of a sanctuary and associated facilities would introduce a new use adjacent to residential communities and would not be as compatible or complementary to the development that characterizes the area, as the proposed project or the non-clustered scenario.

Comparative Merits

While this alternative would reduce some of the environmental effects of the proposed project and non-clustered scenario, it would not meet all of the objectives or reduce the remaining significant impacts to less than significant.

5.5 Environmentally Superior Alternative

The Environmentally Superior Alternative for either the proposed project or the non-clustered scenario would be Alternative 1, or the No Project/No Build Alternative. No substantially significant and long-term impacts would occur to the environment as a result of this No Project/No Build alternative. However, *CEQA Guidelines* Section 15126.6(3)(1) states:

> *The "no project" analysis shall discuss the existing conditions at the time the notice of preparation is published, or if no notice of preparation is published, at the time environmental analysis is commenced, as well as what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services. If the environmentally superior alternative is the "no project" alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives* [Underline added.]

Because the No Project/No Build Alternative cannot be the Environmentally Superior Alternative under CEQA, the Environmentally Superior Alternative would be Alternative 2 – the Reduced Project Alternative. While this alternative would reduce some of the environmental effects of the proposed project and non-clustered scenario, it would not meet all of the objectives or reduce the remaining significant impacts to levels that are less than significant. In addition, Alternative 2 would require infrastructure improvements similar to the proposed project.

CEQA does not require the lead agency (County of Orange) to choose the environmental superior alternative. Instead CEQA requires the County to consider environmentally superior alternatives, explain the considerations that led it to conclude that those alternatives were infeasible from a policy standpoint, weigh those considerations against the environmental impacts of the proposed project, and make findings that the benefits of those considerations outweigh the harm.

TABLE 5.1
IMPACT SUMMARY/COMPARISON OF ALTERNATIVES

Environmental Issue	Proposed Project	Non-Clustered Scenario	Alternative 1: No Project/No Build		Alternative 2: Reduced Project		Alternative 3: Alternative Site / Density Transfer		Alternative 4: Alternative Use	
			Proposed Project	Non-Clustered Scenario	Proposed Project	Non-Clustered Scenario	Proposed Project	Non-Clustered Scenario	Proposed Project	Non-Clustered Scenario
Aesthetics	Less than significant	Less than significant	(-)	(-)	(=)	(-)	(+)	(+)	(+)	(+)
Air Quality										
Construction	**Significant**	**Significant**	(-) (1)	(-) (1)	(-)	(+)	(+)	(+)	(-)	(+)
Operations	Less than significant	Less than significant	(-)	(-)	(-)	(-)	(+)	(+)	(-)	(-)
Biological Resources	Less than significant	Less than significant	(-)	(-)	(-)	(-)	(+)	(+)	(-)	(-)
Cultural Resources	Less than significant	Less than significant	(-)	(-)	(-)	(-)	(+)	(+)	(-)	(-)
Geology and Soils	Less than significant	Less than significant	(-)	(-)	(-)	(-)	(+)	(+)	(-)	(-)
Greenhouse Gas Emissions	Less than significant	Less than significant	(-)	(-)	(-)	(-)	(+)	(+)	(=)	(=)
Hazards and Hazardous Materials	Less than significant	Less than significant	(-)	(-)	(-)	(-)	(+)	(+)	(-)	(-)
Hydrology and Water Quality	Less than significant	Less than significant	(-)	(-)	(-)	(-)	(+)	(+)	(-)	(-)
Land Use and Planning	Less than significant	Less than significant	(-)	(-)	(=)	(+)	(=)	(+)	(+)	(+)
Noise										
Construction	Less than significant	Less than significant	(-)	(-)	(-)	(-)	(+)	(+)	(=)	(=)
Operations	Less than significant	Less than significant	(-)	(-)	(-)	(-)	(+)	(+)	(+)	(+)

Notes:
(-) The alternative would result in less impacts that the proposed project or non-clustered scenario.
(+) The alternative would result in greater impacts that the proposed project or non-clustered scenario.
(=) The alternative would result in same/similar impacts as the proposed project.
(1) Eliminates a significant impact.

TABLE 5.1
IMPACT SUMMARY/COMPARISON OF ALTERNATIVES

Environmental Issue	Proposed Project	Non-Clustered Scenario	Alternative 1: No Project/No Build		Alternative 2: Reduced Project		Alternative 3: Alternative Site / Density Transfer		Alternative 4: Alternative Use	
			Proposed Project	Non-Clustered Scenario	Proposed Project	Non-Clustered Scenario	Proposed Project	Non-Clustered Scenario	Proposed Project	Non-Clustered Scenario
Population and Housing	Less than significant	Less than significant	(-)	(-)	(-)	(-)	(+)	(+)	(-)	(-)
Public Services Fire Protection	Less than significant	Less than significant	(-)	(-)	(-)	(-)	(+)	(+)	(-)	(-)
Sheriff	Less than significant	Less than significant	(-)	(-)	(-)	(-)	(+)	(+)	(-)	(-)
Schools	Less than significant	Less than significant	(-)	(-)	(-)	(-)	(+)	(+)	(-)	(-)
Hospitals	Less than significant	Less than significant	(-)	(-)	(-)	(-)	(+)	(+)	(-)	(-)
Recreation	Less than significant	Less than significant	(-)	(-)	(-)	(-)	(+)	(+)	(-)	(-)
Transportation/Traffic	**Significant**	**Significant**	(-)(1)	(-)(1)	(-)	(-)	(+)	(+)	(=)	(=)
Utility and Service Systems	Less than significant	Less than significant	(-)	(-)	(-)	(-)	(+)	(+)	(-)	(-)

Notes:
(-) The alternative would result in less impacts that the proposed project or non-clustered scenario.
(+) The alternative would result in greater impacts that the proposed project or non-clustered scenario.
(=) The alternative would result in same/similar impacts as the proposed project.
(1) Eliminates a significant impact.

TABLE 5.2
ABILITY TO MEET OBJECTIVES

Objectives	Proposed Project	Non-Clustered Scenario	Alternative 1: No Project/ No Build	Alternative 2: Reduced Project	Alternative 3: Alternative Site / Density Transfer	Alternative 4: Alternative Use
1. To develop a residential community that is consistent with the goals of the F/TSP.	Yes	Yes	No	Yes	Yes	No
2. To incorporate advances in environmental planning, including biology and hydrology that have occurred since adoption of the F/TSP.	Yes	Yes, but to a lesser degree	No	Yes	Yes	Yes
3. To provide for development at the density allowed by the F/TSP in a manner that maximizes protection of significant biological resources.	Yes	Yes	No	No	No	No
4. To mitigate impacted resources through on-site and/or off-site mitigation measures to the satisfaction of the County of Orange, and federal and state agencies with authority to issue permits and other approvals for the project.	Yes	Yes, but to a lesser degree	No	Yes	Yes	Yes
5. To implement a mitigation program for biological impacts designed to achieve long-term success and biological viability.	Yes	Yes, but to a lesser degree	No	Yes	Yes	Yes
6. To respond to regulatory changes and changes in regulatory review authority that have occurred since the adoption of the F/TSP.	Yes	Yes, but to a lesser degree	No	Yes	Yes	Yes
7. To implement a residential development that is not only compatible with but also complementary to the development that characterizes the area.	Yes	Yes	No	Yes	No	No
8. To build a residential project that incorporates and implements a fire-safe design which protects the proposed homes and future residents from wildfires.	Yes	Yes, but to a lesser degree	No	Yes	Yes	No